

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Maria C. Sanchez, Planner II

SUBJECT: Resolution

AFFECTED DISTRICT: 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: PLAT - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS "DAVIE COMMUNITY FACILITIES V" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE. (P 11-1-09, Davie Community Facilities V, P & Z Board recommended approval)

REPORT IN BRIEF: This plat is restricted to 13.197 acres of municipal water and water reclamation facility.

The following easements are proposed by this plat:

1. A forty-five (45') foot drainage-easement along the west and north boundaries of the plat (located on parcels "A" and "B").
2. A twelve (12') foot canal maintenance easement along the west boundary of the plat and adjacent to the forty-five (45') drainage-easement.

The following dedications are proposed for this plat:

1. An eighty (80') foot right-of-way between parcels "A" and "B" (existing SW 30th Street)

The plat can be considered compatible with the abutting properties. The proposed plat is consistent with the Land Development Code as it relates to access, location, size, and use.

*A full-size copy of the proposed plat will be provided to Council prior to the meeting.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the February 24, 2010 Planning & Zoning Board meeting, Mr. Jacob made a motion, seconded by Vice-Chair Busey, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – absent; Mr. Farkas – yes; Mr. Jacob – yes. (Motion carried 4-0)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following conditions:

1. Shall be subject to finding of adequacy determined by Broward County.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s): Resolution, Planning Report

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS "DAVIE COMMUNITY FACILITIES V" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as the "Davie Community Facilities V" was considered by the Planning and Zoning Board on February 24, 2010;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as the "Davie Community Facilities V" is hereby approved subject to the following conditions:

1. Shall be subject to finding of adequacy determined by Broward County.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy transit concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2010.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2010.

Application: P 11-1-09/10-29/Davie Community Facilities V
Original Report Date: 02/11/10

Revision(s):03/9/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: Town of Davie
Address: 6591 Orange Drive
City: Davie, Florida 33314
Phone: (954) 797-1030

Petitioner

Name: Calvin Giordano & Associates, Inc.
Address: 1800 Eller Drive, Suite 600
City: Fort Lauderdale, Florida 33316
Phone: (954) 921-8807

Background Information

Application Request: Approval of the plat known as “Davie Community Facilities V” plat

Address: 7351 SW 30th Street

Location: Generally located on SW 30th Street between College Avenue and SW 73rd Avenue

Future Land Use Plan Map: Regional Activity Center (RAC)

Existing Zoning: Regional Activity Center Educational District (RAC-ED).

Additionally, the south boundary of the plat is intersected by SW 30th Street which is considered a Transit Oriented Street.

Properties fronting on Transit Oriented Streets have regulations that pertain to use and site development standards, such regulations control over the corresponding zoning district. This concept applies to the first six hundred feet of lot depth.

Existing Use: Vacant (Previously University of Florida experimental tree nursery)

Parcel Size:	14.049 gross acres (611,976 sq. ft.)
Proposed Use(s):	Municipal Water and Water Reclamation Facility
Proposed Density:	n/a

		<u>Surrounding Land</u>		
<u>Surrounding Use(s):</u>		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Designation(s):</u>		
North: Center	Fire Academy	Regional	Activity	
South: Center	Nova Southeastern University	Regional	Activity	
East: Center	University of Florida	Regional	Activity	
West: DU/AC	Sunforest Apartments	Residential		10
 <u>Surrounding Zoning(s):</u>				
North:	Davie Regional Activity Center Educational District (RAC -ED).			
South:	Davie Regional Activity Center Academical Village District (RAC-AV)			
East:	Davie Regional Activity Center Educational District (RAC-ED).			
West:	RM-10, Medium Dwelling District			

Zoning History

Related zoning history:

On September 17, 1997, the Town of Davie Council approved the Regional Activity Center Future Land Use Classification for the area including the subject site.

On February 6, 2008, the Town of Davie adopted zoning and other land development regulations as part of the implementation of the Regional Activity Center Future Land Use Designation. Consequently; as a result, the subject site was rezoned from CF, Community Facility District to RAC-ED, Davie Regional Activity Center Educational District.

Concurrent Request(s) on same property:

Master Site Plan application MSP 11-5-09, the petitioner requests approval of the Master Site Plan for a new water and water reclamation facility.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-360(B)(1)) platting requirements.

Land Development Code (Section 12-366.1 (A) thru (D)) submission requirements for plats.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code, Division (Section 12-32.506 RAC Districts; intent and requirements, Regional Activity Center-Educational (RAC-ED) District, Intent and Character. The focus of this district is to reduce vehicular impact on area roads as well as maximize land available for educational purposes. For the car to no longer dominate the landscape on these campuses, mobility alternatives must be provided, and parking should be centralized and structured, with connections to transit. Surface lots should be infilled with shared parking garages and education facilities. Strong multi-modal connections throughout the campuses are also vital along College Drive and Davie Road. Key pedestrian connections to the library and performing arts center centrally located in the district are encouraged.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 8. This Planning area includes land located south of Nova Drive and north of Griffin Road, and west of the Florida Turnpike and east of University Drive. This planning Area is the heart of Davie, and is the most diverse, characterized by older, small scale commercial development, older single family residential neighborhoods, and newer, large scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). The SFEC includes Nova Southeastern University, Florida Atlantic University, Broward Community College, Florida International University, McFather Vocational School, among others. The planning area also encompasses the downtown Davie Business District.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The subject site consists of 14,049 net acres (611,976 sq.ft.).
2. *Restrictive Note:* This plat is restricted to 13,197 acres of municipal water and water reclamation facility use.

3. *Access:* The proposed plat is adjacent to a local road (SW 30th Street) and for that reason Broward County does not require a non vehicular access.
4. *Trails:* The Roberts-Potter Park Trail is located along the north side of SW 30th Street. This trail will accommodate pedestrian connection to and from the subject site and will also provide access numerous Davie sites and other trails.
5. *Easements and Reservation:* The following easements are proposed by this plat:
 - a. Drainage easements along the west and north boundaries (located on parcels “A” and “B”).
 - b. Canal easement along the west boundary (located on parcels “A” and “B”).
6. *Dedications:* The following dedications are proposed by this plat:
 - a. An 80 foot right-of-way between parcel “A” and “B” to the south (existing SW 30th Street).
7. *Drainage:* The proposed plat is within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to the issuance of any site development permit.
8. *Compatibility:* The plat can be considered compatible with the abutting properties. The proposed plat is consistent with the Land Development Code as it relates to access, location, size, and use.

Significant Development Review Agency Comments

This application does not have any pending Development Review Committee comments

Staff Analysis

The subject site was originally platted according to “Newman’s Subdivision” as recorded in Plat Book 2, Page 26 of the public records of Miami-Dade County, Florida. The proposed plat meets the intent of the RAC–ED, Regional Activity Center Educational District. Additionally, the plat is compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Regional Activity Center.

Findings of Fact

Staff finds that the proposed “Davie Community Facilities V” plat is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the February 24, 2010 Planning & Zoning Board meeting, Mr. Jacob made a motion, seconded by Vice-Chair Busey, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – absent; Mr. Farkas – yes; Mr. Jacob – yes. (Motion carried 4-0)

Town Council Action

Exhibits

1. Zoning and Aerial Map
2. Future Land Use Map

Prepared by: _____
Reviewed by: _____



